



City of Margate
Special Magistrate Hearing Docket

OCTOBER 28, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-1998	AUTOZONE INC Exterior maintenance - driveway maintenance. Section 35-0.2	6650 W ATLANTIC BOULEVARD
2025-1999	AUTOZONE INC Exterior maintenance - repair parking lot. Section 40.355 (G)	6650 W ATLANTIC BOULEVARD
2025-2000	AUTOZONE INC Exterior maintenance - dirty sidewalk. Section 40.355 (C)	6650 W ATLANTIC BOULEVARD
2025-2001	AUTOZONE INC Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	6650 W ATLANTIC BOULEVARD
2025-2002	AUTOZONE INC Landscape maintenance - dead tree stump. Section 40.355 (C)(9)	6650 W ATLANTIC BOULEVARD
2025-2003	AUTOZONE INC Nuisance (junk/trash/debris) on property. Section 33-29	6650 W ATLANTIC BOULEVARD
2025-2006	AUTOZONE INC Landscape maintenance - overgrown landscaping. Section 40.704 (L)	6650 W ATLANTIC BOULEVARD
2025-2446	CVS 2758 MARGATE LLC Repeat nuisance (junk/trash/debris) on property. Section 33-29 (3/11/25; 8/13/25)	255 S STATE ROAD 7
2025-2332	SHILO HASSON No local business tax receipt - Margaret (Margie) Brezina of the Legacy Closet, Unit #1 Section 25-1	6450 W ATLANTIC BOULEVARD Unit 1

NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS (Continued)

2025-2334	SHILO HASSON Building maintenance - discolored property walls. Section 40.355 (C)(1)	6450 W ATLANTIC BOULEVARD
2025-2335	SHILO HASSON Nuisance (junk/trash/debris) on property. Section 33-29	6450 W ATLANTIC BOULEVARD
2025-2339	SHILO HASSON Landscape maintenance - overgrown grass/weeds. Section 22-1	6450 W ATLANTIC BOULEVARD
2025-2354	HUM LLC Landscape maintenance - overgrown grass/weeds. Section 22-1	W ATLANTIC BOULEVARD
2025-1808	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior premises maintenance - reseal/restripe parking lot. Section 40.355 (G) CONTINUED FROM 9/23/25	6600 W ATLANTIC BOULEVARD
2025-1811	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior property maintenance - driveway approach. Section 35-0.2 CONTINUED FROM 9/23/25	6600 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER BELBACK

2025-1836	ALTO ASSET COMPANY 4 LLC Landscape maintenance - dead tree branches in rear yard. Section 40.355 (H)(1)	5171 SW 6 STREET
2025-2188	ANSELO CALIX Prohibited commercial vehicle. Section 26-2	300 SW 68 AVENUE
2025-2189	ANSELO CALIX Nuisance (junk/trash/debris) on property. Section 33-29	300 SW 68 AVENUE
2025-2190	ANSELO CALIX Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	300 SW 68 AVENUE
2025-2191	ANSELO CALIX Fence maintenance. Section 40.355 (C)(4)	300 SW 68 AVENUE
2025-2192	ANSELO CALIX Exterior maintenance - dirty sidewalk. Section 40.355 (C)	300 SW 68 AVENUE

NEW CASES – BUILDING DEPARTMENT

2023-100179	ALEXANDRA KOMIS	5797 NW 27 STREET
	Work without permits - interior alterations/carport enclosure with new window(s)/door installed.	
	Section 105.1 FBC	
2025-100262	ALEXANDRA KOMIS	5797 NW 27 STREET
	Work without permits - new wood fence with gate constructed.	
	Section 105.1 FBC	
2024-100387	SHAMARA KIMBERLY WILLIAMS	6703 BAYFRONT DRIVE
	Work done without permits –	
	Aluminium covered patio, elevated patio deck at rear of property; 6-foot PVC fence;	
	Non-compliant seawall constructed.	
	Section 105.1 FBC	

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

2025-2479	COAST INVESTMENTS LP	7862 W SAMPLE ROAD
	No local business tax receipt - ACM Electronic Shop Inc.	
	Section 25-6	
2025-2527	LOUNA DUPONT	2698-2704 NW 65 AVENUE
	No local business tax receipt -	
	Section 25-6	
2025-2103	DURAN RAMSAHAI	5380 NW 32 STREET
	Improperly stored vehicle - black Jeep with no tag.	
	Section 40.352	
2025-2104	DURAN RAMSAHAI	5380 NW 32 STREET
	Improperly stored vehicle - champagne Jeep Hemi with no tag.	
	Section 40.352	
2025-2105	DURAN RAMSAHAI	5380 NW 32 STREET
	Nuisance (junk/trash/debris) on property.	
	Section 33-29	
2025-2106	DURAN RAMSAHAI	5380 NW 32 STREET
	Exterior maintenance - unmaintained driveway approach.	
	Section 35-0.2	
2025-2556	JOHN E & MICHELE M ROTHACKER	3101 DOGWOOD LANE
	No local business tax receipt - Sterling Refrigeration, Inc	
	Section 25-6	
2025-2557	JOHN E & MICHELE M ROTHACKER	3101 DOGWOOD LANE
	Landscape maintenance - overgrown tree branches.	
	Section 40.704 (L)(3)	

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-2646	CLEVER PLACE CORP Nuisance (junk/trash/debris) on property. Section 33-29	5060-5092 COCONUT CREEK PARKWAY
2025-1987	YAM MARGATE LLC No local business tax receipt - Grupo Arbol De Vida (AA) Section 25-1 CONTINUED FROM 9/23/25	7604 MARGATE BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER GALARZA

2025-2348	1500 MARGATE LLC Non-compliance with rental registration requirements. Section 9-4	1500 E RIVER DRIVE
2025-2502	BABETTE JOY BALIS, EST Boarded up/shuttered building. Section 40.355 (K)(1)(d)	7265 NW 6 COURT
2025-2503	BABETTE JOY BALIS, EST Building maintenance - discolored roof and roof components. Section 40.355 (C)(3)	7265 NW 6 COURT
2025-2142	FIORELLA BINI ET AL Unmaintained swale. Section 35-0.3	711 NW 69 AVENUE
2025-2049	GARDEN PATIO VILLAS II ASSOC INC Improperly stored vehicle - black Nissan expired tag. Section 40.352	ROCK ISLAND ROAD
2025-2333	SHERLIE JOSEPH Non-compliance with rental registration requirements. Section 9-43	1580 NW 66 AVENUE
2025-1873	GEORGE McBEAN ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	705 NW 75 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-2551	ATLAS INTERNATIONAL FREIGHT FORWARDING (USA) INC Repeat non-compliance with rental registration requirements. Section 9-43 (3/2/22; 8/22/25)	5300 SW 7 COURT
2025-2120	HARRY CARRISQUILLO ET AL Non-compliance with rental registration certificate requirements. Section 9-39	7431 NW 1 STREET #301

2025-2181	CLEANA LOUIMA Exterior maintenance - unmaintained driveway approach. Section 35-0.2	361 SW 69 AVENUE
2025-2182	CLEANA LOUIMA Exterior maintenance - driveway maintenance. Section 40.355 (G)	361 SW 69 AVENUE
2025-1934	LIDDE V PITON Non-compliance with rental registration requirements. Section 9-43	6740 SW 7 STREET

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-2330	MATTHEW LOPEZ ET AL Building maintenance - dirty roof. Section 40.355 (C)(3)	6762 FERN STREET
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NEW CASES – CODE COMPLIANCE OFFICER NELSON

2025-1104	PAULETTE D RICHARDSON Building maintenance - dirty roof. Section 40.355 (C)(3)	3389 BLUE RUNNER LANE
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NEW CASES – INSPECTOR STUBBINS

2025-200004	TWO-SIX FAM LIV TR ET AL Improper pruning - hatracking Section 40.704 (N)(6)(a) CONTINUED FROM 9/23/25	3109 VISTA DEL MAR
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NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-2492	KEVIN M BRICE Boarded up/shuttered building. Section 40.355 (K)(1)(d)	1524 NW 65 AVENUE
2025-2486	FKH SFR C1 LP No address displayed on house. Section 35-14	1483 NW 65 AVENUE
2025-2487	FKH SFR C1 LP Fence maintenance. Section 40.355 (C)(4)	1483 NW 65 AVENUE
2025-2488	FKH SFR C1 LP Landscape maintenance - overgrown hedges. Section 40.704 (L)(5)	1483 NW 65 AVENUE
2025-2489	FKH SFR C1 LP Landscape maintenance - overgrown grass/weeds. Section 22-1	1483 NW 65 AVENUE

REQUEST FOR ABATEMENT

CODE COMPLIANCE OFFICER BALLESTEROS

2025-2355	HUM LLC City abate. Section 22-2	W ATLANTIC BOULEVARD
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PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK

2023-1742	COCO GATE PARTNERS LTD House exterior maintenance. Section 40.4(a) Appendix A CONTINUED FROM 9/23/25	1308-1350 N STATE ROAD 7
2023-1744	COCO GATE PARTNERS LTD Building exterior maintenance. (discolored walls) Section 40.4 Appendix A CONTINUED FROM 9/23/25	1308-1350 N STATE ROAD 7
2023-1745	COCO GATE PARTNERS LTD Parking lot maintenance. Section 40.8 Appendix A CONTINUED FROM 9/23/25	1308-1350 N STATE ROAD 7
2025-1043	MARY FRANK ET AL Exterior premises maintenance - dirty sidewalk. Section 40.355 (C)	6984 W ATLANTIC BOULEVARD
2025-1044	MARY FRANK ET AL Nuisance - junk/trash/debris - on property. Section 33-29	6984 W ATLANTIC BOULEVARD
2025-1045	MARY FRANK ET AL Improperly stored vehicle. - Ford F150 without a current tag. Section 40.352	6984 W ATLANTIC BOULEVARD
2025-1046	MARY FRANK ET AL Improperly stored vehicle - white Chevy Astro Van without a current tag. Section 40.352	6984 W ATLANTIC BOULEVARD
2025-1047	MARY FRANK ET AL Improperly stored vehicle - white Dodge Ram Pickup truck without a current tag. Section 40.352	6984 W ATLANTIC BOULEVARD
2025-1048	MARY FRANK ET AL Prohibited commercial vehicle in residential area. Section 26-2	6984 W ATLANTIC BOULEVARD
2025-1055	MARY FRANK ET AL Improperly stored vehicle - white Ford van. Section 40.352	6984 W ATLANTIC BOULEVARD

PENALTY CASES – BUILDING DEPARTMENT

2024-100365 ENRIQUE F ASENSIO ET AL 3308 ORINOCO LANE
Work without permit.
- non-compliant wood framed addition at rear yard
- low retaining wall built at rear yard
- 6-foot wood fence at left & right side of house
- artificial turf installed at rear yard adjacent to waterway
Section 105.1 FBC

PENALTY CASES – CCO BELBACK

2025-1066 MARCELLE FRANCK 6242 SW 7 STREET
Exterior building maintenance - blue tarp on garage.
Section 40.355 (C)(3)

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON

2025-2203 KAMEELA LLC 3312 APACHE LANE
Non-compliance with rental registration certificate.
Section 9-39

2025-2202 MELISHA LLC 6229 SEMINOLE TERRACE
No rental registration certificate.
Section 9-39

2025-1635 THERESA SISTO 3083 W BUENA VISTA DRIVE
No local business tax receipt for - Expedio Payments LLC.
Section 25-1 **CONTINUED FROM 8/26/25**

PENALTY CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-2308 CENTREPOINT PLAZA LTD PRTNR 1101 BANKS ROAD
Repeat parking lot maintenance - repair parking lot.
Section 40.355 (G)
(3/8/23; 7/30/25)

PENALTY CASES – CODE COMPLIANCE OFFICER GALARZA

2025-1139 R J & PATRICIA A MANN 6936 NW 5 COURT
Exterior maintenance - discolored wall/surfaces.
Section 40.355 (C)

2025-1144 NADIA WELLINGTON 676 NW 69 TERRACE
Landscape maintenance - sod required throughout property.
Section 40.704 (E)(1)(e)

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2025-1633 APPLGREEN CONDOMINIUM APARTMENTS INC 601 S STATE ROAD 7
Exterior maintenance - repair /replace leaking roof; repair water damaged areas.
Section 40.355 (C)

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2025-1160	CAFPI JANE LLC Non-compliance with rental inspection certificate. Section 9-39	357 N ROCK ISLAND ROAD #203
2025-1161	CAFPI JANE LLC Non-compliance with rental inspection certificate. Section 9-39	357 N ROCK ISLAND ROAD #207
2025-2160	CAFPI JANE LLC No rental registration. Section 9-43	7320 LAKE CIRCLE DRIVE #404
2025-2161	CAFPI JANE LLC No rental registration. Section 9-43	7210 LAKE CIRCLE DRIVE #205
2025-2163	CAFPI JANE LLC No rental registration. Section 9-43	7561 NW 1 STREET #403
2025-2164	CAFPI JANE LLC No rental registration. Section 9-43	7591 NW 1 STREET #408
2025-2165	CAFPI JANE LLC No rental registration. Section 9-43	7591 NW 1 STREET #304
2025-0724	ARLENE CONATY ET AL Non-compliance with rental registration requirements. Section 9-43	357 N ROCK ISLAND ROAD #307
2025-1162	ARLENE FORRESTER ET AL Non-compliance with rental inspection certificate. Section 9-39	7431 NW 1 STREET
2025-0714	PALM LAKES CONDO OPERATING ASSOCIATION Building maintenance - chipped, discolored and dirty exterior surfaces/damaged screens. Section 40.355 (C)	357 N ROCK ISLAND ROAD
2025-0986	PALM LAKES CONDO OPERATING ASSOCIATION Exterior maintenance - dirty exterior surfaces, walls, staircases, walkways, loose and bent railings, broken gates, broken dirty gutters Section 40.355 (C)	7431 NW 1 STREET
2025-2346	LIDDE V PITON Prohibited parking of a commercial vehicle. Section 26-2	6740 SW 7 STREET

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2025-1086	ROBERT J WILCOX Non-compliance with rental inspection certificate. Section 9-39	7431 NW 1 STREET #102
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PENALTY CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-2028	JANET THOMAS, EST Building maintenance - dirty roof. Section 40.355 (C)(3)	3056 GREEN TURTLE PLACE
2025-2029	JANET THOMAS, EST Exterior premises maintenance - discolored driveway Section 40.355 (G)	3056 GREEN TURTLE PLACE
2025-0857	TREVOR PENCE Building maintenance - dirty roof Section 40.355 (C)(3)	6940 NW 34 STREET
2025-1364	DWIGHT & NORMALEE WRIGHT Fence maintenance - broken and discolored fence. Section 40.355 (C)(4)	2890 NW 69 TERRACE

PENALTY CASES – CODE COMPLIANCE OFFICER NELSON

2025-1774	78 INVESTMENTS LLC Driveway maintenance. Section 40.355 (C)(11)	6092 NW 24 COURT
2025-1775	78 INVESTMENTS LLC Building maintenance - discolored roof. Section 40.355 (C)(3)	6092 NW 24 COURT
2025-1910	FKH SFR C1 LP Building maintenance - discolored walls. Section 40.355 (C)(1)	2569 NW 61 AVENUE
2025-1911	FKH SFR C1 LP Building maintenance - discolored roof. Section 40.355 (C)(3)	2569 NW 61 AVENUE
2025-1912	FKH SFR C1 LP Building maintenance - rotted fascia. Section 40.355 (C)(2)	2569 NW 61 AVENUE
2025-1914	FKH SFR C1 LP Landscape maintenance - sod/grass required. Section 40.704 (E)(1)(e)	2569 NW 61 AVENUE

PENALTY CASES – CODE COMPLIANCE OFFICER NELSON (Continued)

2025-1915	FKH SFR C1 LP Driveway maintenance. Section 40.355 (G)	2569 NW 61 AVENUE
2025-2177	JULES PIERRE-LOUIS Driveway maintenance. - potholes/cracks. Section 40.355 (C)(11)	5793 NW 24 COURT
2025-2178	JULES PIERRE-LOUIS Landscape maintenance - grass required. Section 40.704 (E)(1)(e)	5793 NW 24 COURT
2025-2179	JULES PIERRE-LOUIS Landscape maintenance - dead tree stump. Section 40.355 (C)(9)	5793 NW 24 COURT
2025-1801	R&L SOCIETY LLC Landscape maintenance - overgrown trees/bushes/hedges. Section 40.704 (L)	6292 WINFIELD BOULEVARD
2025-1802	R&L SOCIETY LLC Exterior premises maintenance - repair driveway. Section 40.355 (C)(11)	6292 WINFIELD BOULEVARD
2025-1803	R&L SOCIETY LLC Exterior premises maintenance - discolored driveway Section 40.355 (C)	6292 WINFIELD BOULEVARD
2025-1804	R&L SOCIETY LLC Fence maintenance - dirty fence. Section 40.355 (C)(4)	6292 WINFIELD BOULEVARD
2025-1805	R&L SOCIETY LLC Landscape maintenance - overgrown bushes/hedges. Section 40.704 (L)(5)	6292 WINFIELD BOULEVARD
2025-1806	R&L SOCIETY LLC Landscape maintenance - overgrown grass. Section 22-1	6292 WINFIELD BOULEVARD

PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-1667	ATLAS INTERNATIONAL FREIGHT FORWARDING USA INC Landscape maintenance - grass/sod required for bare areas including swale and under cars. Section 40.704 (E)(1)(e) CONTINUED FROM 9/23/25	5740 SETON DRIVE
2025-2248	BAF 4 LLC Landscape maintenance - sod/grass required. Section 40.704 (E)(1)(e)	5801 ROYAL PALM BOULEVARD

PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN (Continued)

2025-2249	BAF 4 LLC No rental registration certificate. Section 9-39	5801 ROYAL PALM BOULEVARD
2025-2255	BAF 4 LLC Landscape maintenance - dead tree stump. Section 40.355 (C)(9)	5801 ROYAL PALM BOULEVARD
2025-1800	UPTOWN PROPERTIES LLC Non-compliance with rental registration requirements. Section 9-43 CONTINUED FROM 9/23/25	1145 NW 69 AVENUE
2025-1827	ANDRE VACHON ET AL Non-compliance with rental registration requirements. Section 9-43 CONTINUED FROM 9/23/25	1020 NW 67 AVENUE

MOTION TO VACATE ORDERS

CODE OFFICER FIGUEROA

2023-300125	E & M 5700RP LLC No local business tax receipt for Auto Repair Pros Section 25-1	5700 ROYAL PALM BOULEVARD
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CODE OFFICER VALBRUN

2025-1828	CARL & AURA HUBERMAN Non-compliance with rental registration requirements. Section 9-43	1080 NW 67 AVENUE
2025-1833	SAULS FAM TR Non-compliance with rental registration requirements. Section 9-43	1130 NW 66 TERRACE

MOTION FOR FINE RECONSIDERATION

APPLICANT: BRIAN ASSOON

RESPONDENT: BRIAN AND KIM ASSOON

ADDRESS: 609 S STATE ROAD 7 APT 1-B

- 2025-0883 for non-compliance with rental property regulations.

APPLICANT: MARBEL DE MOYA

RESPONDENT: VERDE ESPERANZA LLC

ADDRESS: 6237 SEMINOLE TERRACE

- 2024-0200 no address displayed on the house.

APPLICANT: LEMOINE ALTIDORT

RESPONDENT: LEMOINE ALTIDORT

ADDRESS : 880 SW 50 TERRACE

- 2016-4021 for landscape maintenance – no grass
- 2016-4022 for Illegally parked vehicle.

APPLICANT: 4701 COCONUT CREEK PKWY LLC – **CCO FIGUEROA**

RESPONDENT: 4701 COCONUT CREEK PARKWAY LLC

ADDRESS: 4701 COCONUT CREEK PARKWAY

- 2021-0351 for unmaintained premises – dumpster enclosure

APPLICANT: EXPRESS RESOLUTIONS HOME BUYERS

RESPONDENT: ROBERT LEAVITT

ADDRESS : 432 SW 64 TERRACE

- 2022-1123 for a vehicle without a tag
- 2022-4096 for property maintenance
- 2022-4097 for fence repair
- 2022-4098 for dirty/unsanitary pool
- 2022-4099 for landscape maintenance – sod required.

APPLICANT: HCA FLORIDA NORTHWEST HOSPITAL

RESPONDENT: NORTHWEST MEDICAL CENTER

ADDRESS: 5700 HORIZON LANE

- 2024-0643 for lighting violation – exterior building and parking lot lights not illuminated.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3480 PINEWALK DR N

- 2024-100177 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3470 PINEWALK DR N

- 2024-100178 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3460 PINEWALK DR N

- 2024-100179 for non-compliance with building safety inspection report.

MOTION FOR FINE RECONSIDERATION (CONTINUED)

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3450 PINEWALK DR N

- 2024-100180 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3440 PINEWALK DR N

- 2024-100181 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3430 PINEWALK DR N

- 2024-100182 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3420 PINEWALK DR N

- 2024-100183 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3410 PINEWALK DR N

- 2024-100184 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3400 PINEWALK DR N

- 2024-100185 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3390 PINEWALK DR N

- 2024-100186 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3380 PINEWALK DR N

- 2024-100187 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3370 PINEWALK DR N

- 2024-100188 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3360 PINEWALK DR N

- 2024-100189 for non-compliance with building safety inspection report.

MOTION FOR FINE RECONSIDERATION (CONTINUED)

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3350 PINEWALK DR N

- 2024-100190 for non-compliance with building safety inspection report.

APPLICANT: CORAL KEY CONDOMINIUMS

RESPONDENT: CORAL KEY CONDOMINIUMS

ADDRESS : 3340 PINEWALK DR N

- 2024-100191 for non-compliance with building safety inspection report.

APPLICANT: Coral Key Condominiums

RESPONDENT: Coral Key Condominiums

ADDRESS : 3330 Pinewalk Dr N

- 2024-100192 for non-compliance with building safety inspection report.

APPLICANT: Coral Key Condominiums

RESPONDENT: Coral Key Condominiums

ADDRESS : 3320 Pinewalk Dr N

- 2024-100193 for non-compliance with building safety inspection report.

APPLICANT: Coral Key Condominiums

RESPONDENT: Coral Key Condominiums

ADDRESS : 3310 Pinewalk Dr N

- 2024-100194 for non-compliance with building safety inspection report.

APPLICANT: Coral Key Condominiums

RESPONDENT: Coral Key Condominiums

ADDRESS : 3300 Pinewalk Dr N

- 2024-100195 for non-compliance with building safety inspection report.

CASES IN COMPLIANCE AS OF 10/22/25

NEW CASES – CCO BELBACK

2025-2584 LYDIA MIRANDA 191 SW 78 TERRACE
Repeat fence maintenance.
Section 40.355 (C)(4)
(3/5/23; 9/2/25) **COMPLIED**

2025-2585 LYDIA MIRANDA 191 SW 78 TERRACE
Repeat landscape maintenance – sod required.
Section 40.704 (E)(1)(e)
(3/5/23; 9/2/25) **COMPLIED**

2025-2460 CHANOCH ERIC TAUB 308 NW 77 AVENUE
No local business tax receipt – Wisdom Services LLC
Section 25-1

NEW CASES – CCO CINTRON

2025-2552 MEREDITH LEE & KARL ANTON ARTNER 6631 NW 22 COURT
No local business tax receipt – One Nation Ammunition LLC
Section 25-6

2025-1437 HECTOR D OSORIO 2001 NW 69 TERRACE
Fence maintenance – broken and discolored fence.
Section 40.355 (C)(4) **CONTINUED FROM 6/24/25**

2025-2482 PEPPERTREE PLAZA LLC 5476 W SAMPLE ROAD
No local business tax receipt – Logica
Section 25-6

NEW CASES – CCO GALARZA

2025-0740 ALBERT BITTON 7495 NW 7 PLACE
Building maintenance – dirty roof
Section 40.355 (C)(3) **CONTINUED FROM 5/27/25**

2025-2504 BABETTE JOY BALIS, EST 7265 NW 6 COURT
Landscape maintenance – overgrown hedges.
Section 40.704 (L)(5)

2025-1886 DUPUIS CHARLES ET AL 6810 NW 6 STREET
Landscape maintenance – sod required.
Section 40.704 (L)

NEW CASES – CCO HARRIS

2025-2238 KENT McEACHRANE 4974 SW 6 STREET
Exterior maintenance – discolored walls.
Section 40.355 (C)

2025-2241 KENT McEACHRANE 4974 SW 6 STREET
Landscape maintenance – sod required.
Section 40.704 (E)(1)(e)

NEW CASES – CCO MIKOLAJCZAK

2025-2222 DARLINE MOISE JULIEN 6601 FERN STREET
Building maintenance – dirty roof.
Section 40.355 (C)(3)

PENALTY CASES – CCO BELBACK

2025-1108 CLAUDE VERNET 209 NW 77 AVENUE
Nuisance – junk/trash/debris – on property.
Section 33-29

PENALTY CASES – CCO CINTRON

2025-0223 ATLAS FLORIDA PROPERTIES LLC 2501-2531 N STATE ROAD 7
Dumpster enclosures required.
Section 40.704 (I)

PENALTY CASES – CCO GALARZA

2025-1367 JOSETTE & EVENS COEURCIUS 1314 W RIVER DRIVE
No address displayed.

Section 35-14

2025-1847	GLAD HOLDINGS LLC	610 N ROCK ISLAND ROAD #3
	Landscape maintenance - sod required in front of the property.	
	Section 40.704 (E)(1)(e)	
2025-1876	IRA Z039487 FBO ANGELA GLAD	610 N ROCK ISLAND ROAD #4
	Non-compliance with rental certificate inspection.	
	Section 9-39	
2025-0744	MARY ANN JOYCE ROSENBERG	7500 NW 6 COURT
	Landscape maintenance on canal easements/lakes	
	Section 40.355 (J)	

PENALTY CASES – CCO HARRIS

2025-2070	GUILENE DUBOIS	4951 SW 5 STREET
	Nuisance - junk/trash, debris, etc - on property.	
	Section 33-29	
2025-2073	GUILENE DUBOIS	4951 SW 5 STREET
	No local business tax receipt. Home based business	
	Section 40.614	
2025-2239	KENT MCEACHRANE	4974 SW 6 STREET
	Prohibited parking of a commercial vehicle.	
	Section 26-2	
2025-2240	KENT MCEACHRANE	4974 SW 6 STREET
	No street address displayed.	
	Section 35-14	

PENALTY CASES – CCO MIKOLAJCZAK

2025-1913	FKH SFR C1 LP	2569 NW 61 AVENUE
	Nuisance - junk/trash, debris, etc - on property.	
	Section 33-29	
2025-1870	TINA GILLES, H/E ET AL	6347 NW 24 COURT
	Board up/shuttered building.	
	Section 40.355 (K)(1)(d)	
2025-1369	JUSTIN MICHAEL HENNING ET AL	2810 NW 70 AVENUE
	Landscape maintenance - sod required.	
	Section 40.704 (E)(1)(e)	